

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

AGENDA – MONDAY, November 9, 2015

4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

Present: Stiegler, Ovanessoff, Fitzgerald, Dershowitz, Underwood, Parker, Burke, Zimmerman, Van Galder.

Visitors: Rita Mahoney from ColRich

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)

None

2. **Chair Report / Board Discussion**

- a. Review and Approve September Minutes. October meeting was canceled due to a lack of quorum.

Fitzgerald Motion to approve. Seconded by Ovanessoff

Vote: 8-0-1 (Only those who attended the last meeting were eligible to vote. Underwood not present at September meeting)

- b. Issues regarding PDO compliance and means to promote enforcement.

Issue #1: Stiegler brought to the Committee’s attention that the “LOT” project façade on Fay Avenue was painted a dark gray color. She noted that the owners of this project originally presented their project, which was subsequently approved, with the concrete block walls being left their natural colors and not painted. At that time, the owners indicated that, even if they would decide to paint the walls, they would use a neutral color, very similar to the color of the concrete block itself.

Van Galder expressed her compliments on the project and further indicated that she thought the building looked very nice, including the painted gray walls.

Burke expressed his concern that, if the Committee did not take any action on this issue, it would set a precedent for other applicants to follow. His immediate concern was in regards to the new music hall, located across from this project, which has been approved by the PDO and the CPA.

Zimmerman expressed her thoughts that exceptions could be made in regards to public venues, such as theatres. She believed that arguments could be made in favor of these projects but not for all other private projects.

Stiegler suggested that the committee inform the LJCPA that the “LOT” building color is different from the color approved by the PDO Committee and does not conform with the PDO.

Motion by Zimmerman/seconded by Underwood: ”This Committee to formally inform the LJCPA, by means of this motion, that the “LOT” project was not approved to have a painted façade and that the color of the painted façade does not conform with the PDO”. Motion passes 8-1-0.

Issue #2: Stiegler further brought to the attention of the Committee that the wine shop in Birdrock does not seem to be in compliance with what was presented and approved by the PDO. Specifically, the sidewalk in front of the project was approved to be changed and its slope was to be decreased towards the street and the slope further reduced on the North side. According to the photos that Stiegler presented to the Committee, the sidewalk had a much steeper slope nearer the street than before and that the slope of North side of the sidewalk was even more drastic than the initial condition of the site. Committee members decided to table this issue until the next meeting so that everyone could have the opportunity to visit the subject property and investigate the possible violations.

New Committee Business: Fitzgerald addressed the Committee members regarding a recent City policy statement to the LJCPA by Karen Bucey from the Development Services Dept. (DSD) on the subject of “quorum.” Per Ms. Bucey, if a quorum is lost during a meeting, for whatever reason, the Committee can no longer conduct business from that point on and this policy applies to the LJCPA and to all of its standing and ad hoc Committees.

Recommendations to DPR

NEXT MEETING – MONDAY, DECEMBER 14, 2015

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE R. STIEGLER, FAIA, CHAIR, 858-456-8555 OR
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If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City’s Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

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c. None

3. Recommendations to CPA Committee

- a. **Project Name:** Bird Rock Mixed Use
Address: 5702 La Jolla Blvd., La Jolla, CA 92037, APN 357-366-12, 13, & 14
Project Number:
PDO Zone: 4
Applicant: CR Birdrock, LLC
Agent: Kirk Philo, ColRich
City Project Manager: Morris Dye
Date of App Notice: May 2015, Building Permit Submittal (CR Birdrock, LLC)
Scope of Work: Building Permits, Paint Scheme

Rita Mahoney, who represented the developer, ColRich, presented the project. According to Mahoney, the current developer purchased the subject entitled property with the approved plans and permits, including a color palette. The originally-approved colors were Arctic White and White White. The current developer has decided to change the color palette to one more compatible with the surrounding area. Mahoney distributed a color board with the new proposed color scheme for the project. This color board is attached and made a part of these Minutes. Additionally, Mahoney was requested to provide the Committee, for its records, a complete set of elevations with all the colors clearly identified. Committee discussion followed regarding the color-scheme presented. During the discussions, Steigler read Article 159.03.08 from the PDO manual for the Committee so that it would be clear as to what colors are acceptable under the PDO. Steigler asked the applicant to clarify the location of the porcelain tile within the project. She indicated that as long as the porcelain tile would not be installed in public right of ways, it would be in compliance of the PDO.

Fitzgerald motion/seconded by Parker: “The colors as presented are in compliance with the PDO”. Seconded by Parker. Motion passes: 9-0-0.

After the motion passed, Van Galder expressed her concern regarding the subject property’s roof color. She stated that the proposed multi-color pattern for the roof tiles, while in compliance with the PDO, appears very “dated.”

Van Galder motion/seconded by Parker: “In order to improve the building’s attractiveness, it is strongly advised that the applicant choose one color of tile from the existing roof-color palette and apply that one color to the entire roof.” Motion passes: 9-0-0.

Applicant expressed her concern that this issue of roof color was being brought-up so late into the project timeline, especially since the October PDO Committee meeting had been cancelled and their presentation delayed a month. Although the applicant could give no guarantees, Ms. Mahoney noted that the applicant would take this advisory request under serious consideration.

4. Information Items

- a. None

Meeting adjourned at 5:20

Respectfully submitted,

Peter Ovanessoff,
Acting Secretary

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